

*“Coordinated, comprehensive planning process
and policy framework”^{24VSA§4302(b)}*

*State Policies,
Act250, etc.*



*Rules and policies that
must be applied evenly
on a statewide bases*

Regional Plan



*Highlights major regional
issues with a “broad
brush” to accommodate
differences among
municipalities*

Local Plan



*Fine tuned to the specific
issues of a single
municipality, or areas
within a municipality*

Local Regulation: Types of Review

Type of Review	Function of Review
Permitted Use	Established by right, provided structure meets dimensional/district standards
Site Plan Review	Addresses site layout/design; may be required for some permitted uses.
Conditional Use Review	Reviews impacts to determine if use is compatible with area (traffic, infrastructure, etc.)
Subdivision	Reviews the layout and configuration of new lots and associated improvements/infrastructure
Planned Unit Developments	Allows for flexible design and/or density bonuses, often in exchange for furthering goals of the Muni Plan.

What is Site Plan Review? 24VSA§4416

- Addresses issues related to site layout/design.
- Site Plan Review Standards usually involve **objective** standards defined in the local bylaws, such as:
 - Parking, Landscaping, and Screening
 - Stormwater Management
 - Signs
 - Exterior Lighting and Utilities
 - Vehicular, Pedestrian and Bicycle Circulation and Access
- Does NOT include **subjective** “Character” standard found in Conditional Use Review
- *Note: Statute authorizes municipalities to enable “Administrative” Site Plan Approval – meaning some site plans can be approved via a administrative permit rather than a hearing before the DRB.*